

Town of Mashpee

16 Great Neck Road North, Mashpee, MA 02649
ph: (508) 539-1400

December 1, 2014

AGENDA BOARD OF SELECTMEN MONDAY, DECEMBER 1, 2014

6:30 p.m. – Convene Meeting – Waquoit Meeting Room – Mashpee Town Hall

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

MINUTES

Approval of the following:

Monday, November 17, 2014 – Regular Session

APPOINTMENTS & HEARINGS

6:30 Public Comment
6:50 Public Hearing – Road Taking: Jonas Drive, Valerie Circle, Rachelle Court
7:00 Public Hearing – Road Taking: Saddleback Road
7:10 Public Hearing – Road Taking: Tri-Town Circle
oint Appointment – Planning Board – **Vote of Both Boards Required**

COMMUNICATIONS & CORRESPONDENCE

- Paul Ruchinskas Retirement Notification – Request for Thank You Letter from Board of Selectmen – **Vote Required**

OLD BUSINESS

- Letter from Mashpee TV Discussion

NEW BUSINESS

- Wastewater Discussion – **Vote Required**
- Economic Development Industrial Corporation (EDIC) Discussion – **Vote Required**
- Request to Contact Sandwich Board of Selectmen – Discussion of Boat Length on Mashpee Wakeby Pond – **Vote Required**
- Waste Management Committee Candidates – **Vote Required**

ADDITIONAL TOPICS

(This space is reserved for topics that the Chairman did not reasonably anticipate would be discussed.)

LIAISON REPORTS

EXECUTIVE SESSION

Present: Selectman Taylor, Selectman Richardson, Selectman Sherman,
Selectman Cahalane, Selectman Gottlieb
Town Manager Joyce Mason
Assistant Town Manager Tom Mayo

Meeting Called to Order by Chairman Taylor at 6:30 p.m.
Mashpee Town Hall, Waquoit Meeting Room

MINUTES:

Monday, November 17, 2014 Regular Session:

Motion made by Selectman Sherman to approve the Regular Session minutes of Monday, November 17, 2014 as presented.

Motion seconded by Selectman Richardson.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Taylor, yes	Selectman Richardson, yes
Selectman Sherman, yes	Selectman Cahalane, yes
Selectman Gottlieb, yes	Opposed, none

APPOINTMENTS & HEARINGS:

Public Comment: None at this time.

COMMUNICATIONS & CORRESPONDENCE:

Paul Ruchinskas Retirement Notification – Request for Thank You Letter
from Board of Selectmen:

Correspondence was received from Bud Abbott, Chair of the Affordable Housing Committee via email dated October 9, 2014 requesting the Board of Selectmen issue a formal letter of appreciation to Paul Ruchinskas, Affordable Housing Specialist to the Cape Cod Commission for his contributions to the Town of Mashpee and Cape Cod on Affordable Housing during his tenure.

Motion made by Selectman Richardson to remit a letter of gratitude to Paul Ruchinskas as referenced.

Motion seconded by Selectman Gottlieb.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Taylor, yes	Selectman Richardson, yes
Selectman Sherman, yes	Selectman Cahalane, yes
Selectman Gottlieb, yes	Opposed, none

OLD BUSINESS:

Letter from Mashpee TV Discussion:

Late-filed communication was received from John Fulone newly elected President of the Mashpee Community Media Center Board of Directors dated November 17, 2014 relative to the Notice of Non-Renewal of Agreement issued by the Board of Selectmen on November 4, 2014.

Mr. Fulone briefly addressed this matter in his correspondence stating the MTV Board of Directors are hopeful the issues would be resolved in an open and collaborative dialogue prior to the term of said Agreement on May 21, 2015.

It was noted the Board of Selectmen met with Peter Zawadski, Station Manager of the Mashpee Community Media Center on November 17th. Subsequently an additional and productive meeting has cleared some of the concerns, and the matter is progressing forward in a joint and positive direction.

NEW BUSINESS:

Wastewater Discussion:

Based upon the attached memo and the discussion at our workshop on November 25, 2014, it is recommended that the Board take action on the following motions:

- The Board of Selectmen determines that due to recent changes in the regulation of wastewater management options and the adoption of an adaptive management approach to wastewater in Mashpee that it is now in the best interests of the citizens of Mashpee that the Town remain the entity responsible for wastewater management. To that end, the Board of Selectmen no longer support transfer of wastewater management responsibility to the Mashpee Water District and further, that the Board of Selectmen work cooperatively with the Mashpee Water District Commissioners to ensure that the Town remains the responsible entity.

Motion made by Selectman Gottlieb to approve of Item (1) as referenced.

Motion seconded by Selectman Richardson.

VOTE: Unanimous. 5-0.

Roll Call Vote: Selectman Taylor, yes Selectman Richardson, yes Selectman Sherman, yes Selectman Cahalane, yes Selectman Gottlieb, yes Opposed, none

- The Board votes to establish a team to evaluate the management and staffing needs required to run a wastewater management program within Town government. The team will also evaluate the options for where this responsibility ought to be placed within Town government. Said team will report back to the Board by February 1, 2015. Further the Board directs that funds should be reserved in the budget process to allow for their inclusion in the FY 16 budget.

Motion made by Selectman Gottlieb to approve of Item (2) as referenced.

Motion seconded by Selectman Sherman.

VOTE: Unanimous. 5-0.

Roll Call Vote: Selectman Taylor, yes Selectman Richardson, yes Selectman Sherman, yes Selectman Cahalane, yes Selectman Gottlieb, yes Opposed, none

NEW BUSINESS:

Wastewater Discussion: (continued)

- The Board establishes a second team is established to analyze and report back to the Board on options for funding the long term operating costs and accommodating the capital expenses within the Town's CIP.

Motion made by Selectman Gottlieb to approve of Item (3) as referenced.

Motion seconded by Selectman Richardson.

VOTE: Unanimous. 5-0.

Roll Call Vote: Selectman Taylor, yes Selectman Richardson, yes Selectman Sherman, yes Selectman Cahalane, yes Selectman Gottlieb, yes Opposed, none

- The Board votes to request that the Cape Cod Water Protection Collaborative provide technical assistance in the form of consulting expertise on the organizational and financial questions outlined above.

Selectman Gottlieb recused himself from voting on the above referenced matter.

Motion made by Selectman Cahalane to approve of Item (4) as referenced.

Motion seconded by Selectman Sherman.

VOTE: Unanimous. 4-0-1.

Roll Call Vote: Selectman Taylor, yes Selectman Richardson, yes Selectman Sherman, yes Selectman Cahalane, yes Selectman Gottlieb, abstained Opposed, none

- Directs the Board's wastewater task force to work out an agreement with the Water District for billing for wastewater services and meter reading for when such services are needed in the future.

Motion made by Selectman Gottlieb to approve of Item (5) as referenced.

Motion seconded by Selectman Sherman.

VOTE: Unanimous. 5-0.

Roll Call Vote: Selectman Taylor, yes Selectman Richardson, yes Selectman Sherman, yes Selectman Cahalane, yes Selectman Gottlieb, yes Opposed, none

Attached Memo: Wastewater Plan;

And further, Selectman Cahalane and Selectman Gottlieb were tasked with exploring options for continued Town management of the wastewater issue in the event that the proposed transfer to the Water District does not happen. This memo explores the practical options that are seen as viable.

Wastewater Discussion:

Attached Memo: Wastewater Plan: (continued)

The District legislation does not fully go into effect until the voters of the District accept its provisions at the annual election in the spring. If the vote is positive, then, and only then, is the Mashpee charter amended to eliminate the Sewer Commission. Until that time, the Mashpee Sewer Commission exists and functions as it has. The legislation also allows the District. In addition, in a somewhat confusing fashion, the law states: "Until section 1 (authorization to be in the wastewater business- added for explanation) takes effect (by positive vote on referendum- added for explanation) and until the execution of an intermunicipal agreement authorized in section 5, the responsibilities, duties and powers of the town of Mashpee relative to public sewer and wastewater

treatment and disposal functions within the geographical boundaries of the town of Mashpee shall remain in full-force and effect.”

What this means is that even though the Sewer Commission is gone, until the Town and District execute an MOU, the Town retains all the responsibility it currently has. This means that two actions, voter approval and the execution of an MOU, are needed to perfect transfer of all duties and responsibilities to the District. While complex, this provision expands our options going forward.

As charged, this analysis is predicated on the vote failing, and then our options fall into two categories. One has the Town and District both involved and working together on wastewater management. The other involves the Town retaining sole responsibility and control. Each is discussed below.

- Town only option: There are two major issues that the Town needs to confront if it remains the sole responsible party: organizational capability and capital and operating funding.

The Town will need expertise and capability to implement the plan that has been submitted to MEPA for review. While the Shellfish Department has the technical expertise to undertake its duties as outlined in the plan, it probably lacks the resources to manage the scale of the operation anticipated in the plan. Additionally, while the plan does not envision infrastructure development in the next year or two, that is not far away and the establishment of the internal capacity required to manage such an undertaking needs to be scoped out and acquired. We recommend the establishment of a team to evaluate the management and staffing needs required to run a wastewater management program. Said team would report back to the Board by a date certain. In the meantime, funds should be reserved in the budget process to allow for their inclusion in the FY 16 budget. The team should also be asked to evaluate the options for where this responsibility ought to be placed within town government.

NEW BUSINESS:
Wastewater Discussion: (continued)

The second issue that needs to be addressed in developing options for funding the long term operating costs and accommodating the capital expenses within the Town’s CIP. A second team should be established to undertake this analysis and report back to the Board.

The Cape Cod Water Protection Collaborative has funding to support municipalities taking on organizational and financial questions such as those outlined above and we recommend that the Collaborative be asked for support.

Other issues that are important but do not require answers right now are the role of the Board of Selectmen and the Sewer Commission, the need to seek repeal of the District legislation authorizing it to be involved in wastewater, the merits of there being a Mashpee Water Pollution Abatement District with the Selectmen serving as Commissioners, and the handling of administrative issues such as billing and meter reading (although these could be handled on a contractual basis with the District serving the Town much as the Town currently services the District for tax collection and assessment).

- District and Town partnership. This option assumes that the referendum fails, but that the Town and District see it as advantageous to work together. In this scenario, the District does not have the legal right to finance, construct, own or operate a collection and treatment system, but could, through act of the Legislature, serve as the financing entity of town sponsored projects. Using this approach would retain the benefit of the existing plan to have the cost of wastewater management off the Town’s levy limit.

Such as plan would require significant amendment to the existing law and would need to go before both District and Town Meetings for approval. We could set up a working group to explore this option that would include representatives from the Town and the District, although such as discussion should be expected to be complex.

As above, the potential exists for a contractual relationship between the entities for billing and meter reading.

APPOINTMENTS & HEARINGS:

Public Hearing – Road Taking: Jonas Drive, Valerie Circle, Rachelle Court:

The Board of Selectmen opened the Public Hearing on the private to public road conversion of the following roads: Jonas Drive, Valerie Circle, Rachelle Court as shown on plans entitled “Road Easement Taking Plan of Jonas Drive, Valerie Circle and Rachelle Court”, prepared by Cape Surv, land surveyors dated May 20, 2014.

The Hearing notice was read aloud into the record. It was disclosed that all abutters; 26 property owners have received notification of said hearing. The total estimated betterment cost is \$322,385.56. The maximum cost to be borne by each of the 26 property owners is \$12,385.56. The amount reflects the maximum allowable charge by the Town of Mashpee for this betterment.

If the residents plan to move forward with the road conversion, it is necessary to submit a petition with 50% of the property owners’ signatures to the Office of the Selectmen by February 9, 2014 in order to have an article placed on the May 2015 Town Meeting Warrant.

Catherine Laurent, Director of Public Works was in attendance for discussion purposes. It was noted the betterment may be paid over a twenty-year time period. For clarification purposes it was disclosed the road requires reconstruction which includes complete pulverization of the road areas. Drainage repair to the existing structures is also included in the betterment assessment for the conversion of the road areas to meet Town standard.

Being no further comment, the Board motioned to close the Public Hearing.

Motion made by Selectman Sherman to close the Public Hearing.

Motion seconded by Selectman Richardson.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Taylor, yes	Selectman Richardson, yes
Selectman Sherman, yes	Selectman Cahalane, yes
Selectman Gottlieb, yes	Opposed, none

NEW BUSINESS:

Request to Contract Sandwich Board of Selectmen – Discussion of Boat Length on Mashpee Wakeby Pond:

To minimize the further disruption of Mashpee Wakeby Pond it was recommended the Board contact the Town of Sandwich who mutually regulate the pond, to pursue a watercraft length limit to prevent larger boats from entering the freshwater pond to wash their boats after a day on the ocean.

Joint action is required from both towns to limit boat lengths. After discussion, it was agreed a letter would be sent to the Town of Sandwich recommending that a 26-foot length limit be placed on watercraft using Mashpee Wakeby Pond. If the regulation is supported, the Board would schedule a Public Hearing on this matter. The Public Access Board would maintain final approval with respect to this regard.

Motion made by Selectman Gottlieb to send a letter to the Town of Sandwich regarding the Town of Mashpee’s intent to jointly regulate boats on Mashpee Wakeby Pond in excess of 26 feet.

Motion seconded by Selectman Sherman.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Taylor, yes	Selectman Richardson, yes
Selectman Sherman, yes	Selectman Cahalane, yes
Selectman Gottlieb, yes	Opposed, none

APPOINTMENTS & HEARINGS:

Public Hearing – Road Taking: Saddleback Road:

The Board of Selectmen opened the Public Hearing on the private to public road conversion of Saddleback Road as shown on plans entitled “Road Easement Taking Plan of a Portion of Saddleback Road” prepared by CapeSurv of Osterville dated April 14, 2014.

The Hearing notice was read into the record in accordance with posting procedures. The total estimated betterment cost for Saddleback Road is \$178,552.50. The maximum allowable betterment to be borne by each of the 29 property owners is \$6,156.98.

If the residents plan to move forward with the road conversion, it is necessary to submit a second petition with 50% of the property owners’ signatures to the Office of the Selectmen by February 9, 2015 in order to have an article placed on the May Town Meeting Warrant. It was disclosed the betterment can be spread over a twenty year period.

To clarify a question, it was noted the individual betterment cost will not exceed \$6,156.98. With the complete construction and notification from the Department of Public Works, the actual cost will be defined. Being no further comment, the Board motioned to close the Public Hearing.

Motion made by Selectman Sherman to close the Public Hearing.

Motion seconded by Selectman Richardson.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Taylor, yes	Selectman Richardson, yes
Selectman Sherman, yes	Selectman Cahalane, yes
Selectman Gottlieb, yes	Opposed, none

NEW BUSINESS:

Waste Management Committee Candidates:

The Board reviewed the following list of applicants for the Waste Management Committee;

Finance Committee	Thomas Murphy
Board of Health	Kalliope Egloff
School Committee	Geoffrey Gorman
Department of Public Works	Catherine Laurent
Town Manager	Joyce Mason
Board of Selectmen (2)	Michael Richardson, John Cahalane
Chamber of Commerce	John Renz
At-Large (6)	Jon Furbush, Wayne Bevacqua
	L. Glenn Santos, Richard Elrick
	Andrew Gregory McKelvey
	Tom O’Hara

Late-filed was a request from Tom O’Hara to be appointed to the Waste

Management Committee as an At-Large member.

Motion made by Selectman Sherman to increase on the Waste Management Committee, the number of At-Large Members from (5) to (6).

Motion seconded by Selectman Cahalane.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Taylor, yes	Selectman Richardson, yes
Selectman Sherman, yes	Selectman Cahalane, yes
Selectman Gottlieb, yes	Opposed, none

The Board of Selectmen agreed to appoint Selectman Michael Richardson to serve as Temporary Chairman of the Wastewater Management Committee.

Selectman Richardson indicated he would arrange a meeting as soon as possible, and work towards obtaining a solid recommendation by the spring of 2015.

APPOINTMENTS & HEARINGS:

Public Hearing – Road Taking: Tri-Town Circle:

Pursuant to the Code of the Town of Mashpee §150-6.D., the Board of Selectmen opened the Public Hearing on the private to public road conversion of the following road: Tri-Town Circle as shown on plans entitled “Road Easement Taking Plan of Tri-Town Circle”, prepared by CapeSurv, dated May 23, 2014.

In accordance with posting procedures, the Hearing notice was read aloud. Catherine Laurent, Director of Public Works was in attendance for discussion purposes.

The total estimated betterment for Tri-Town Circle is \$187,257. The maximum allowable charge by the Town of Mashpee for this betterment, a cost to be borne by each of the 16 property owners is \$11,703.56.

A petition with 50% of the property owners signature is required if the residents plan to move forward with the road conversion. The second petition must be submitted to the Office of the Selectmen by February 9, 2015 in order to have the article placed on the May 2015 Town Meeting Warrant. It was disclosed the betterment may be paid in full or spread over a twenty year time period.

Richard Halpern indicated that he owns a home on the actual address: 4 Tri Town Circle. However, the driveway is situated on Falmouth/Sandwich Road. Mr. Halpern stated that he is in favor of the betterment, but his home is situated on a corner lot, and the driveway on a different street. Mr. Halpern noted the driveway has always been configured on Falmouth Sandwich Road.

Google mapping depicts two driveways on the subject property. In accordance with the road conversion process, a home can only be assessed one betterment. The front door of the property of discussion faces Tri-Town Circle.

Mr. Halpern asked to review the engineering plans. It was disclosed the current plan depicts the easements only. Engineering plans are not designed at this stage. When asked about drainage, it was noted the final cost would include drainage improvements.

To clear matters, the front door of the property faces Tri-Town Circle, and it has been determined that Mr. Halpern’s property shall be assessed a betterment. If Mr. Halpern were to be in disagreement, he has the option to file an abatement.

Being no further comment, the Board motioned to close the Public Hearing.

APPOINTMENTS & HEARINGS:

Public Hearing – Road Taking: Tri-Town Circle: (continued)

Motion made by Selectman Sherman to close the Public Hearing.

Motion seconded by Selectman Richardson.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Taylor, yes	Selectman Richardson, yes
Selectman Sherman, yes	Selectman Cahalane, yes
Selectman Gottlieb, yes	Opposed, none

Joint Appointment – Planning Board:

The Board of Selectmen met in joint convention with members of the Planning Board for the purpose of appointing an individual to serve as an Associate Member to the Planning Board through May 2015. This is an elected position and as such will be on the ballot next May.

In attendance was Planning Board member Dennis Balzarini, David Kooharian, and Joseph Cummings. It is the unanimous recommendation of the five-member Planning Board to appoint Robert W. Hansen as Associate Member. A letter of interest from Mr. Hansen dated September 24, 2014 was included in the Selectmen's informational packet for additional review.

Motion made by Mr. Balzarini to appoint Robert Hansen to the Planning Board as an Associate Member.

Motion seconded by Mr. Cummings.

VOTE: Unanimous. 3-0.

Roll Call Vote:

Mr. Balzarini, yes	Mr. Cummings, yes
Mr. Kooharian, yes	

Motion made by Selectman to appoint Robert Hansen to the Planning Board as an Associate Member.

Motion seconded by Selectman Richardson.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Taylor, yes	Selectman Richardson, yes
Selectman Sherman, yes	Selectman Cahalane, yes
Selectman Gottlieb, yes	Opposed, none

NEW BUSINESS:

Economic Development Industrial Corporation (EDIC) Discussion:

Based on the discussion about the recommendations in the attached memo, it is recommended that the Board adopt the following motions:

1. It is the policy of the Board of Selectmen to use town resources and tools to encourage a more diversified and vibrant economy for the Town that provides economic opportunity for residents and diversification and stability to the town tax base.

Motion made by Selectman Sherman to approve Item (1) as referenced.

Motion seconded by Selectman Gottlieb.

VOTE: Unanimous. 5-0.

Roll Call Vote: Selectman Taylor, yes Selectman Richardson, yes Selectman Sherman, yes Selectman Cahalane, yes Selectman Gottlieb, yes Opposed, none

2. It is the policy of the Board of Selectmen to address the lack of job opportunities outside of the seasonal economy that limits access to living wage jobs for families within Mashpee. In order to achieve real results, the

Board believes that certain planning steps need to be taken and that partnering with the Cape Cod Commission offers an excellent way to access resources and expertise to the Mashpee's benefit. To that end, the Board authorizes the following undertakings with the Commission.

- **RESET team:** The Commission regularly provides technical assistance to municipalities in the form of RESET teams, consisting of several Commission staff technical experts. The town can request assistance in a particular geographic area with a focus on one or more resource issue areas
- **Fiscal impact model:** The Town request that the Commission apply the TischlerBise fiscal impact models to Mashpee to estimate potential revenues and costs by residential and commercial land use types.
- **Infrastructure financing:** The Town requests Commission assistance identifying what financing and funding opportunities are available to the Mashpee for public and potentially private infrastructure, including transportation, wastewater, broadband etc. These include but are not limited to MassWorks grants, Chapter 23L Local Development Infrastructure Program funds, District Improvement Financing (DIF), and TIGER grants. Additionally, Cape Cod was recently designated an Economic Development District by the Federal Economic Development Administration (EDA) through the work of the Cape Cod Commission in implementation of the Comprehensive Economic Development Strategy (CEDs). This district designation should make available additional funding through the EDA and the Commission could help the Town of Mashpee identify and apply for infrastructure funding opportunities.
- **Hotel feasibility study:** Request that the Commission partner with the Cape Cod Chamber of Commerce and/or the local chambers to conduct a hotel feasibility study for the area, which would include Mashpee.

NEW BUSINESS:

Economic Development Industrial Corporation (EDIC) Discussion: (continued)

Motion made by Selectman Gottlieb to approve Item (2) as referenced.

Motion seconded by

Selectman Sherman.

VOTE: Unanimous. 5-0.

Roll Call Vote: Selectman Taylor, yes Selectman Richardson, yes Selectman Sherman, yes Selectman Cahalane, yes Selectman Gottlieb, yes Opposed, none

3.The Board votes to coordinate these initiatives with the Mashpee EDIC and that the EDIC be invited as a formal partner in the next steps and designate Tom Mayo as the staff lead for the Town in bringing these studies and initiatives from theory into reality.

Motion made by Selectman Sherman to approve Item (3) as referenced.

Motion seconded by Selectman Gottlieb.

VOTE: Unanimous. 5-0.

Roll Call Vote: Selectman Taylor, yes Selectman Richardson, yes Selectman Sherman, yes Selectman Cahalane, yes Selectman Gottlieb, yes Opposed, none

4.The Board votes to submit a formal request to the Commission to relax Chapter H threshold reviews in the Mashpee Executive Park off Route 28 to raise mandatory review thresholds for limited uses such as science and technology which would not have a detrimental effect on infrastructure in the area.

Motion made by Selectman Gottlieb to approve Item (4) as referenced.

Motion seconded by Selectman Sherman.

VOTE: Unanimous. 5-0.

Roll Call Vote: Selectman Taylor, yes Selectman Richardson, yes Selectman Sherman, yes Selectman Cahalane, yes Selectman Gottlieb, yes Opposed, none

5.The Board votes to undertake our own review of what, if any, permitting, administrative and review procedures in Mashpee are discouraging the type of commercial development we want to attract. This review ought to include an assessment of tools that town has at its disposal to provide incentives for businesses to locate in our community. As before, Tom Mayo will be the point person internally to guide this review.

Motion made by Selectman Sherman to approve Item (5) as referenced.

Motion seconded by Selectman Gottlieb.

VOTE: Unanimous. 5-0.

Roll Call Vote: Selectman Taylor, yes Selectman Richardson, yes Selectman Sherman, yes Selectman Cahalane, yes Selectman Gottlieb, yes Opposed, none

Economic Development Industrial Corporation (EDIC) Discussion: (continued)

6. The Board, as a matter of policy recognizes that the natural resources and lands under public management are essential to attracting economic opportunity. The Board recognizes the value our natural resources offer as an economic attribute for the Town and agrees that protection and management of our lands is an important part of attracting opportunity to Mashpee. To that end, as a part of an economic development strategy, the Board will invest in the maintenance and protection of public lands and take the necessary steps to improve and maintain access to public lands to enhance the enjoyment of the public and as a means of marketing Mashpee as an attractive place to live and work.

Motion made by Selectman Gottlieb to approve Item (6) as referenced.

Motion seconded by Selectman Sherman.

VOTE: Unanimous. 5-0.

Roll Call Vote: Selectman Taylor, yes Selectman Richardson, yes Selectman Sherman, yes Selectman Cahalane, yes Selectman Gottlieb, yes Opposed, none

Selectman Gottlieb and Selectman Sherman were tasked by the Board to develop an economic development strategy for consideration by the full board. They have developed a discussion draft for the Board to consider and discuss. It is comprised of short and long term steps which are outlined below.

Attached Memo:

Overall Objective: Use town resources and tools to encourage a more diversified and vibrant economy for the Town that provides economic opportunity for residents and diversification and stability to the town tax base.

There is general agreement that the town lacks job opportunities outside of the seasonal economy and that limits access to living wage jobs for families within Mashpee. What is not known with any certainty is what targets of opportunity really exist within Mashpee's reach and what stands in the way of those opportunities from becoming reality. In order to achieve real results, we believe that certain planning steps need to be taken and that partnering with the Cape Cod Commission offers an excellent way to access resources and expertise to the Mashpee's benefit. To that end, we recommend that the Board authorize the following undertakings with the Commission.

- **RESET team:** The Commission regularly provides technical assistance to municipalities in the form of RESET teams, consisting of several Commission staff technical experts. The town can request assistance in a particular geographic area with a focus on one or more resource issue areas. For example, the Commission is working closely with Orleans and Barnstable on redevelopment plans for economic corridors in both towns. The RESET approach is interdisciplinary and amplifies the capacity of the town staff. Projects are typically 6-12 months and can be expanded into several phases if requested by the Town. Often RESET projects result in a larger planning initiative, such as a Growth Incentive Zone (GIZ) or Chapter H application.

Economic Development Industrial Corporation (EDIC) Discussion: (continued)

- **Fiscal impact model:** Over the past two years, the Commission has worked with TischlerBise to develop fiscal impact models for a few Cape communities as a form of requested technical assistance. The purpose of a fiscal impact model is to help municipalities and developers better understand the impact of specific development proposals and of different types of development on public funding and demand for services. The models estimate potential revenues and costs by residential and commercial land use types. The Commission would commit to funding the development and implementation of a fiscal impact model including data acquisition for Mashpee and providing the associated staff support and training.
- **Infrastructure financing:** There are multiple financing and funding opportunities available to the Mashpee and the region for public and potentially private infrastructure, including transportation, wastewater, broadband etc. These include but are not limited to MassWorks grants, Chapter 23L Local Development Infrastructure Program funds, District Improvement Financing (DIF), and TIGER grants. Additionally, Cape Cod was recently designated an Economic Development District by the Federal Economic Development Administration (EDA) through the work of

the Cape Cod Commission in implementation of the Comprehensive Economic Development Strategy (CEDS). This district designation should make available additional funding through the EDA and the Commission could help the Town of Mashpee identify and apply for infrastructure funding opportunities.

- **Hotel feasibility study:** Recent market analysis prepared by The Chesapeake Group for the Cape Cod Commission identifies the potential for the expansion of limited hotel services in Barnstable County over the next 10 years. The Commission could partner with the Cape Cod Chamber of Commerce and/or the local chambers to conduct a hotel feasibility study for the area, which would include Mashpee. The undertaking of this study is not yet certain, but a request to do so by the Town and the possibility that the town would partner with the other parties would be an important step forward.

The four collaborative measures and partnership suggestions above will help us better understand where a targeted development strategy most makes sense. We further recommend that these initiatives be coordinated with the Mashpee EDIC and that the EDIC be invited as a formal partner in the next steps. Further, we suggest the designation of Tom Mayo as the staff lead for the Town in bringing these studies and initiatives from theory into reality and to work closely with the two of us in scoping and implementing the work.

While all of the work described above is ongoing, we believe that the Commission has the tools to signal openness to certain economic development activities within Mashpee upon request of this Board to do so. We suggest a formal request be made to the Commission to relax Chapter H threshold reviews as follows. Mandatory Development of Regional Impact (DRI) review thresholds may be modified for certain uses in certain areas. Areas to consider in Mashpee could be the Industrial and Service Trade Areas. In 2014, the Commission raised mandatory review thresholds in four industrial areas in Bourne, Falmouth and Sandwich from 10,000 s.f. to 40,000 s.f. for research and development and light manufacturing uses. Initial staff research into the

Economic Development Industrial Corporation (EDIC) Discussion: (continued)

Mashpee Executive Park off Route 28 indicates raising mandatory review thresholds for limited uses which could include science and technology would not have a detrimental effect on infrastructure in the area.

In addition to the modification of DRI review thresholds, we ought to undertake our own review of what, if any, permitting, administrative and review procedures in Mashpee are discouraging the type of commercial development we want to attract. This review ought to include an assessment of tools that town has at its disposal to provide incentives for businesses to locate in our community. As before, we recommend Tom Mayo as the point person internally to guide this review.

Lastly, but also of equal importance to attracting economic opportunity, are the natural resources and lands under public management. The Board is urged to recognize the value our natural resources offer to as an economic attribute for the Town and agrees that protection and management of our lands is an important part of attracting opportunity to Mashpee. To that end, as a part of an economic development strategy, the Board will invest in the maintenance and protection of public lands and take the necessary steps to improve and maintain access to public lands to enhance the enjoyment of the public and as a means of marketing Mashpee as an attractive place to live and work.

LIAISON REPORTS:

Special Events: Selectman Sherman assisted members from the Chamber of Commerce in distributing Thanksgiving dinners to Mashpee residents in need. As a reminder, the 9th annual Christmas Parade is scheduled on Saturday, December 13th starting at 5:30 p.m. at the Mashpee Public Library.

Adjournment:

Motion made by Selectman Sherman to adjourn at 7:34 p.m.

Motion second by Selectman Gottlieb.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Taylor, yes	Selectman Richardson, yes
Selectman Sherman, yes	Selectman Cahalane, yes
Selectman Gottlieb, yes	Opposed, none
	Respectfully submitted,

Kathleen M. Soares
Secretary to the Board of Selectmen